



West Street, Comberton

166 sqm / 1794 sqft

Off road parking

350 sqm / 0.08 acre

2014

Detached house

EPC - C / 76

4 beds, 1 recep, 2.5 bath

Council tax band - F

Orchard House

A recently constructed individual home, built to a high specification by Ryte Construction, just off West Street.

The property is bright and spacious with many appealing features, and has a garden and off road parking, and is offered with no onward chain and the benefit of a current NHBC warranty.



Guide Price
£749,995



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The property is bright and spacious, offering versatile accommodation, with four bedrooms, two on the first floor and a further two on the ground floor.

Located at the end of a driveway, the property is set well back from the road and enjoys a high degree of privacy throughout. There is a well maintained front garden, which has a large gravelled area for parking to the front, and to the side there is an area of lawn with a shed.

The entrance hall is bright and spacious with a modern cloakroom off, and there are two useful built-in storage cupboards. The property has a very generous kitchen / dining room, which is fitted with a range of cabinets set above and below the solid oak working surfaces with quality tiling from Porcelanosa. There is a Franke sink, a built-in Neff double oven and induction hob with extractor over, an integrated Siemens dishwasher, washing machine, tumble dryer and a Siemens fridge freezer. The room has plenty of room for a table and chairs and has a door leading out to a private terrace. The adjacent sitting room is a very sizeable

room, with beautiful, engineered oak flooring and four pairs of glazed doors leading out to the gardens.

The property has two bedrooms on the ground floor, a very generous double with doors leading out to a private terrace and a second smaller room, currently being used as a study by the current owners, which is a good single and this again has doors leading out to a second terraced area. Karndean flooring can be found in the study, hall and the kitchen.

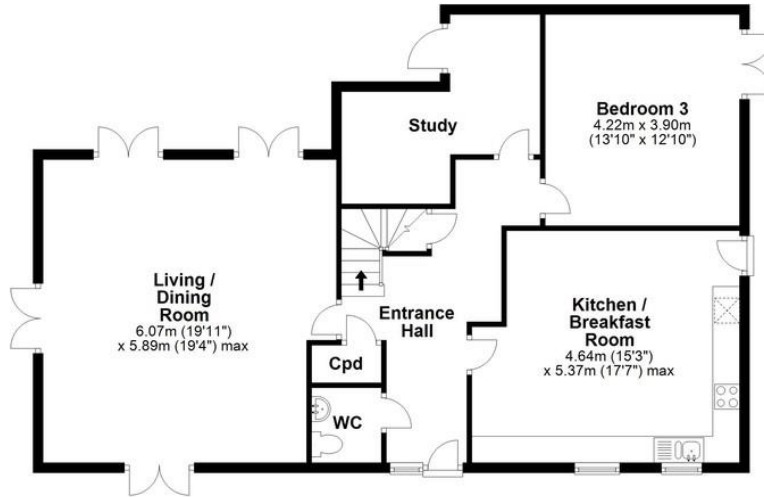
On the first floor, there is a large window over the staircase which floods the stairwell and entrance hall below with natural light. There are two bedrooms, a very large double with a window, Velux and a Juliette balcony which all provide lots of natural light. The second bedroom is again a double and this has an en-suite shower room fitted with a shower enclosure, w.c and hand-basin. On this level there is also a family bathroom fitted with a bath with shower over, w.c and hand-basin.

Outside, there are two private terraces which provide space for tables and chairs, or loungers. The front garden also enjoys a very high degree of privacy and benefits from a westerly aspect.



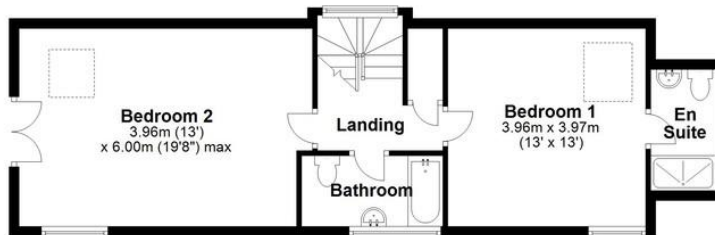
Ground Floor

Approx. 113.2 sq. metres (1217.9 sq. feet)



First Floor

Approx. 53.6 sq. metres (576.7 sq. feet)



Total area: approx. 166.7 sq. metres (1794.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Total area:
Approx. 167 sqm
(1,794 sqft)



Comberton is a larger village located about 6 miles west of Cambridge, with the centre set around a pretty village duck pond.

The village offers an excellent range of facilities and amenities including a shop / post office as well as schooling provision from pre-school up to the age of 18 years. The 'outstanding' Ofsted rated Village College has an adjoining Community Leisure and Health & Fitness facility and there is a doctors' surgery, dentist, public house, butchers, hairdresser and a large recreation ground.

For the commuter the access point at junction 12 for the M11 is close-by and there is a cycle-path from the village to the city.

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